

DRB PROJECT NARRATIVE

658-PA-2004

This is an application for site plan and design approval for the neighborhood retail center at the northeast corner of 68th Street and Camelback Road, which recently received zoning approval in Case No. 10-ZN-2005. The proposed use, site plan and building design are in conformance with the General Plan and the zoning approval. The center is intended to provide neighborhood retail services to surrounding Downtown and Arcadia neighborhoods.

Both the site layout and architectural design are responsive to the Downtown Plan Urban design and Architectural Guidelines. The corner plaza and its dramatic urban building design create a gateway entry into the Downtown District. The 7,077 S.F. "Shops A" building presents a significant urban architectural statement at this important corner. Locating the building along Camelback and 68th Street provides a strong streetfront presence and screens the center's relatively small parking areas. Parking is further buffered by screen walls and landscaping. The second 13,023 S.F. "Shops B" building is located along the north property line adjacent to Scottsdale Fashion Square.

The center's wider than usual canopy treatment is intended to create internal covered walkways and plaza-like areas as pedestrian enhancement features. The generous shop-front canopies evoke a courtyard ambiance, as is encouraged in Downtown, and contribute to the pedestrian friendliness of the project. The entire site is connected to both Camelback and 68th Street with pedestrian walkways, and the shaded linear-plaza pedestrian areas created by the wide canopies as well as the pedestrian-oriented amenities between buildings and the curb will encourage people to meander, shop, relax and simply gather at their neighborhood center.

Consistent with Downtown Guidelines, the pedestrian character of Downtown is strengthened by these pedestrian circulation features and amenities. The proposed landscaping, benches, planters and other street furniture, decorative paving and ornamental lighting reinforce Downtown's people-oriented goals. The Downtown Guidelines also provide that new buildings must coexist with their neighbors and demonstrate consideration of the contextual influence of neighboring properties. This corner is at the edge of Downtown and the only corner within the Downtown District. For this reason, the site configuration and lower scale of the project is appropriate given the non-Downtown scale of adjacent residential and office uses to the west and south.

Direct and simple circulation in keeping with Downtown Guidelines is provided by a rights in-and-out only driveway on Camelback Road and a full access driveway north of median on 68th Street. The site plan features an internal pedestrian connection to Scottsdale Fashion Square in addition to broad pedestrian circulation elements along both street and shop frontages.

The architectural design is best described as "contemporary southwest" and uses variations in scale, colors, and materials to emphasize varied façade elements and the horizontal lines of the buildings. Steel canopies are used to provide shade along the pedestrian walkways. Steel, stone and concrete block are featured materials. The "contemporary southwest" urban design of the center complements Scottsdale Fashion Square and strengthens the integration of this corner parcel into the urban fabric of the Downtown District.

ZONING	B-200-2000	
ADDRESS	6850 E. CAMELSHAW ROAD	
PROJECT NAME	IL. PARKED AT 8800 CAMELSHAW	
PROPOSED USE	NEIGHBORHOOD RETAIL	
NET SITE AREA	2.03 ACRES (88,000 SQ. FT.)	
BUILDING AREA		
SHOP A	7,877 SF	
SHOP B	13,023 SF	
TOTAL BUILDING AREA	20,900 SF	
LOT BUILDING COVERAGE	22.5%	
TOTAL PARKING REQUIRED (at 1,750/sq ft)	18 SPACES	
TOTAL PARKING PROVIDED	93	
ACCESSIBLE SPACES REQUIRED	6	
ACCESSIBLE SPACES PROVIDED	10	

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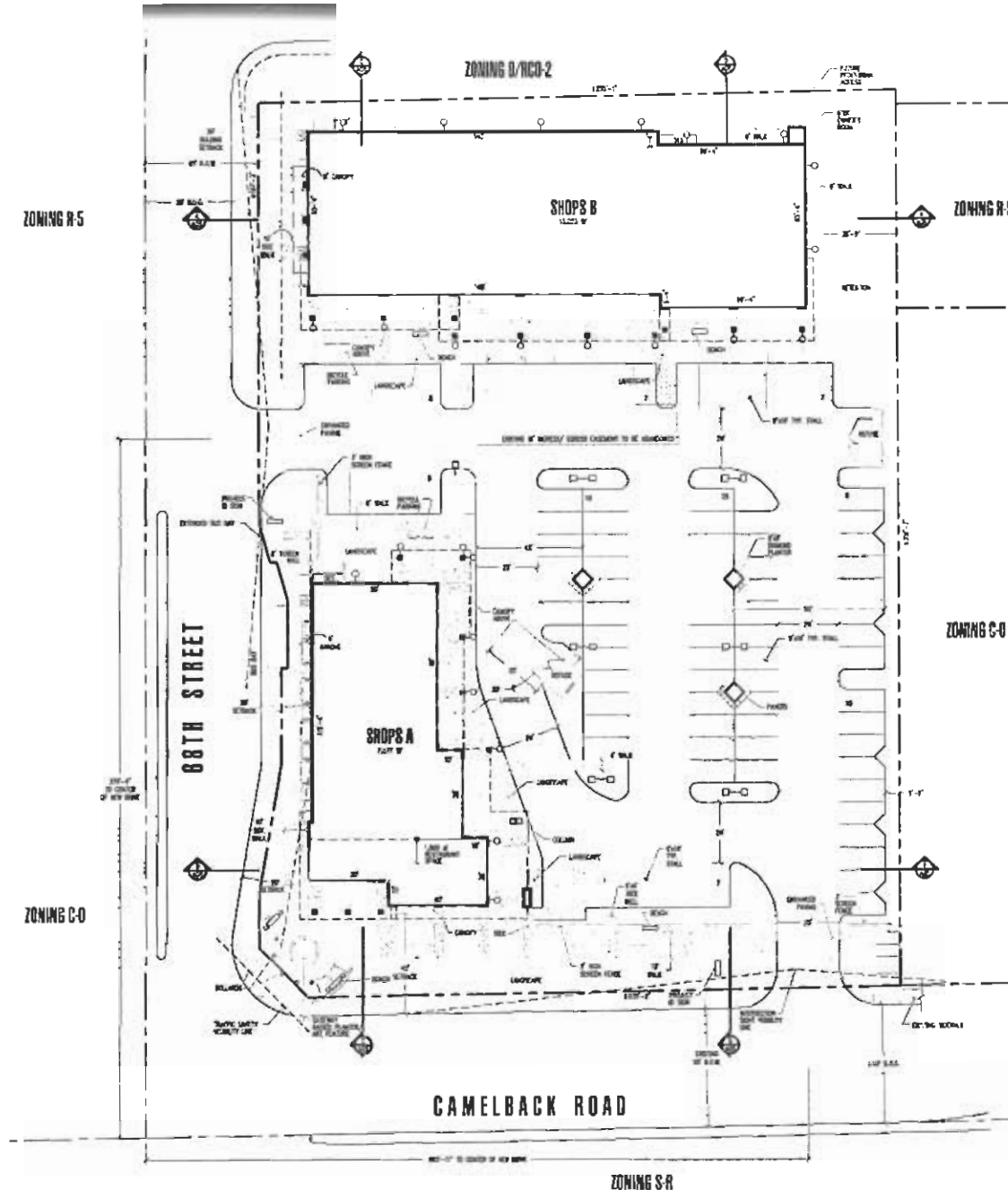
OWNER
BULLINGTON FAMILY TRUST

ATTORNEY
EARL CURELY & LAGAKIS
3001 N. CENTRAL AVENUE
SUITE 200
PHOENIX, ARIZONA 85012
ATtn: LYNN LAGAKIS
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CIVIL ENGINEER
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7740 N. 19TH STREET, SUITE 100
PHOENIX, ARIZONA 85029
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PH: 802.367.1800
FX: 802.367.2800

LANDSCAPE ARCHITECT
LAGAKIS & ASSOCIATES, INC.
8617 N. 40TH STREET, SUITE 300
PHOENIX, ARIZONA 85018
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TEL: 802.648.7771
FX: 802.648.8121



A.02

The Sullington Family Trust
NEC 68th street
Camelback Rd.
 Scottsdale, Arizona



6 12 18 24

SCALE 1" = 25'-0"

SITE PLAN
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PROJECT #: 000000
15 NOVEMBER 2005

REVISED 05 JANUARY 2006

**ELLERMANN,
SCHICK &
BRUNO**
ARCHITECTURE PLANNING
10000 WILSON BLVD. SUITE 400
LOS ANGELES, CA 90024

PROJECT# 858-PA-2004

102-DR-2005
REV: 01/05/2006

L.01

The Ballington Family Trust
NEC 68th Street
Camelback Rd.
 Scottsdale, Arizona



**ELLERMANN,
 SCHWENK &
 BRUNO**
 ARCHITECTURE PLANNING
 10000 Camelback Road, Suite 100
 Scottsdale, Arizona 85254

PROJECT# 056-PA-2004

102-DR-2005
 REV: 01/05/2006

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
 (U.D.N. - UNLESS OTHERWISE NOTED)

TREES				
Symbol	botanical name	cal.	size	qty.
	Acacia saligna	10"	Standard 24" dia	95
	Ulmus parviflorus	2 1/2"	Standard 36" dia	10
	Persea pseudocarya	2 1/2"	Standard 36" dia	20
SHRUBS/ACCENTS				
Symbol	botanical name	size		
	Cassinia mexicana	24" dia		
	Ostrya virginiana	6 gallon		
	Cassia phyllodes	5 gallon		
	Ostrya longissima	5 gallon		
	Hesperaloe parviflora	5 gallon		
	Tecoma stans	5 gallon		
	Yucca alopecuroides	24" dia		
	Leucophyllum frutescens	5 gallon		
	Agave Weberi	10 gallon		
	Bougainvillea	5 gallon		
	Eriogonum fasciculatum	5 gallon		
	Yucca rostrata	24" dia		
	Calliandra eriophylla	5 gallon		
	Leucophyllum frutescens	5 gallon		
	Cassinia mexicana	5 gallon		
	Rhus microcarpa	5 gallon		
	Agave parviflora	5 gallon		
	Convolvulus cheiranthoides	1 gal		
	Lantana montevidensis	2 gal		
	Cerus peruviana	24" dia		
	Echinocactus grusonii	12" dia		
	Decaspermum chinensis	1/2" dia		

CONCEPTUAL LANDSCAPE PLAN

Conceptual Landscape Notes

The entire site will be maintained in accordance with City of Scottsdale Standards.

50% of all trees will be 24" dia or larger.

An automatic irrigation system will be installed.

Guaranteeing 100% coverage in all landscape areas.

Consultant's plan is subject to City of Scottsdale Standards.

Plant in all container, rock and medium landscape areas. (Refer to notes on site).

All materials will be done so that all water drains away from sidewalks, structures and all other paved areas.

Structures and landscaping within a margin measured back 10' from property line and 30' along property line on each side of the driveway entrance will be maintained at a maximum height of 7'.

All tree landscaping plans to meet City of Scottsdale minimum standards for quantity and type.

Existing Landscape & Irrigation Notes:

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.

2. All plant material designated as "existing" in plan shall be protected during all phases of construction. Any tree that dies due to lack of water, soil or maintenance or other reason or condition shall be replaced by a tree of the same size and type.

3. Landscape areas disturbed by new construction shall be replaced with soil in full area and new decomposed granite existing surface.

4. All existing plant material and adjacent plant material shall have comprehensive watering during all phases of construction. This shall include but not be limited to: hand watering, temporary above ground irrigation, bidding system, etc.

5. The existing irrigation system and/or system, maintained and repaired during all phases of construction. The existing system is to be replaced with a new system.

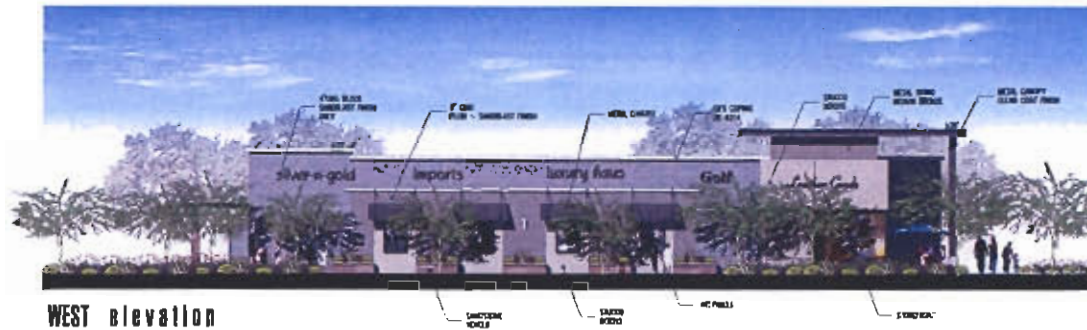
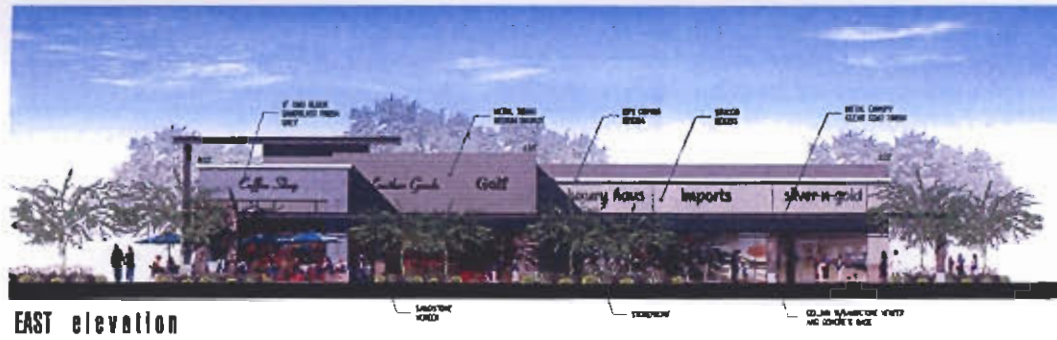
6. Provide new schedule all new irrigation lines. (See above schedule for details.)

7. All existing trees to remain, shall be selectively pruned per Landscape Architect direction.

8. All existing shrubs within the right-of-way line and right-of-way margins shall be selectively pruned to a maximum height of 30'.

9. All trees shall be staked in color height of 30'.

The Bullington Family Trust
NEC 68th street
Camelback Rd.
 Scottsdale, Arizona



building A - ELEVATIONS

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project # 24000

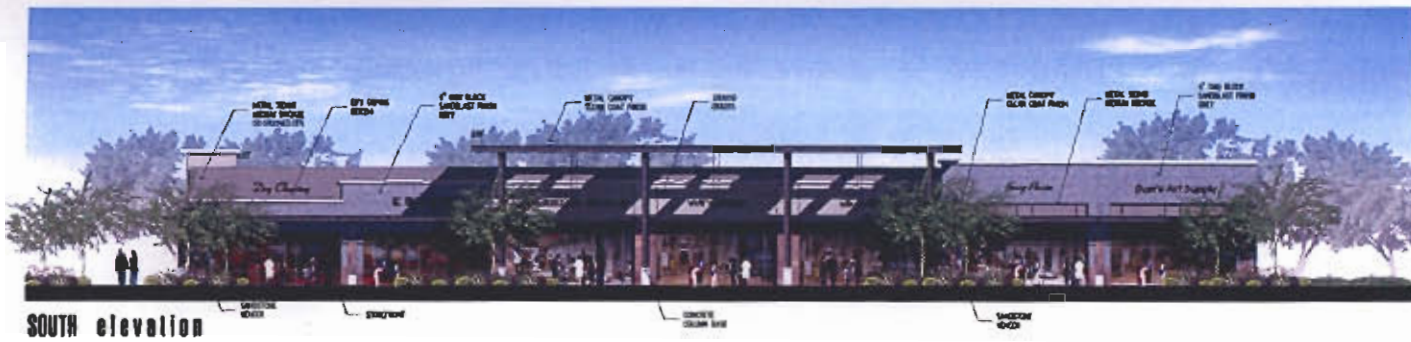
15 NOVEMBER 2005

REVISED 16 JANUARY 2006

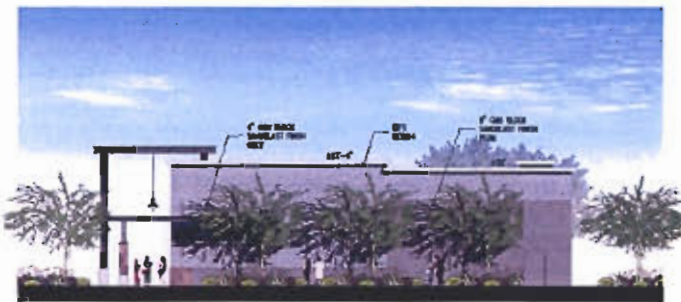
**ELLERMANN,
 SCHICK &
 BRUNO**
 ARCHITECTURE PLANNING
 1001 UNIVERSITY AVENUE, SUITE 200
 SCOTTSDALE, ARIZONA 85257

102-DR-2005
 REV: 01/05/2006

The Bullington Family Trust
NEC 68th street
Camelback Rd.
 Scottsdale, Arizona



SOUTH elevation



EAST elevation



WEST elevation



NORTH elevation

DRP B

DRP A

keymap

building B - ELEVATIONS

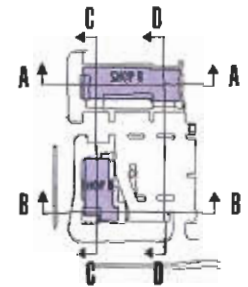
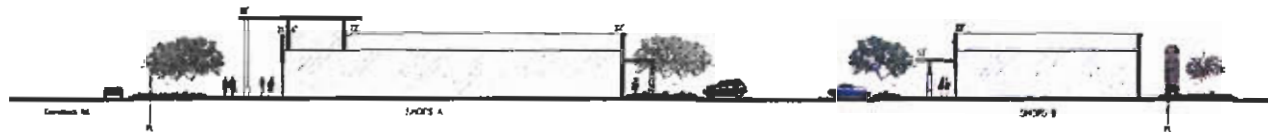
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project #: 24020
 16 NOVEMBER 2005
 REVISED 05 JANUARY 2006

**ELLERMANN,
 SCHICK &
 BRUNO**
 ARCHITECTURAL PLANNING
1000 AVENUE OF THE STARS, SUITE 1000
 FORT MYERS, FLORIDA 33901

102-DR-2005
 REV: 01/05/2006

The Hurlington Family Trust
NEC 68th street
Camelback Rd.
 Scottsdale, Arizona



SITE CROSS SECTIONS

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project # 214220
 15 NOVEMBER 2005

**ELLERMANN,
 SCHICK &
 BRUNO**
 ARCHITECTURE PLANNING
ONE A LAMARCA DRIVE SUITE 200
 SCOTTSDALE, ARIZONA 85251

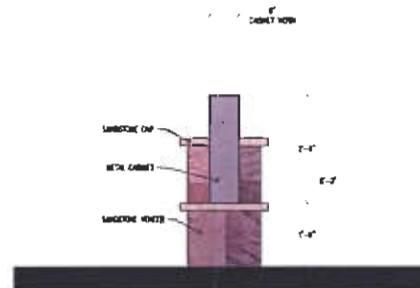
102-DR-2005
 REV: 01/05/2006

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The Bullington Family Trust
NEC 68th street
Camelback Rd.
 Scottsdale, Arizona



FRONT ELEVATION
 SCALE: 3/4" = 1'-0"



SIDE ELEVATION
 SCALE: 3/4" = 1'-0"

SITE PLAN
 SCALE: 1" = 10'-0"

MONUMENT SIGN PLAN
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PROJECT: 102-DR-2005
 15 NOVEMBER 2005

**ELLERMANN,
 SCHICK &
 BRUNO**
 ARCHITECTURE PLANNING
10011 UNIVERSITY AVENUE, SUITE 100
 DENVER, CO 80202

102-DR-2005
REV: 01/05/2006

A.07

The Bullington Family Trust
NEC 68th Street
Camelback Rd.
Scottsdale, Arizona



Building A - PERSPECTIVE

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Project No. 24830

15 November 2005

ELLERMANN,
SCHICK &
BRUNO

ARCHITECTURE PLANNING
AND INTERIOR DESIGN
10000 N. CENTRAL EXPRESSWAY
SUITE 1000
DALLAS, TEXAS 75243

PROJECT# 050-PA-2084

102-DR-2005

REV: 01/05/2006